

FILE NO.: Z-5745-B

NAME: Savvy Kids Learning Center Revised Short-form POD

LOCATION: Located at 3200 South Bryant Street

DEVELOPER:

Anthony and Lynette Lemons
15 Longwell Loop
Little Rock, AR 72211

SURVEYOR:

Central Arkansas Engineering PLC
1012 Autumn Road, Suite #2
Little Rock, AR 72211

AREA: 0.14 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: POD

ALLOWED USES: O-1, Quite Office District

PROPOSED ZONING: Revised POD

PROPOSED USE: O-1, Quite Office District – building expansion to allow additional children in the existing daycare

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On November 16, 1993, the Planning Commission approved a POD entitled the Murphy-Holitic Short-form POD. On December 7, 1993, the Board of Directors approved the ordinance establishing the POD, Ordinance No. 16,533. The POD was comprised of two (2) residential-style structures which had been used as professional offices since before the area was annexed into the City (for 33-years at that time) and had continued to be used as professional offices in a non-conforming status. Doctor George Holitic owned the office at the corner of South Bryant Street and West 32nd

Street. Doctor Mark Murphy owned the office immediately to the south (3210 South Bryant Street). At that time, no modifications to the structures were proposed and no change in use was proposed. The POD provided for convertibility of use to any other uses listed by right in the O-1, Quiet Office Zoning District.

On May 16, 1995, the Planning Commission made a recommendation of approval for a revision to the POD zoning. Ordinance No. 16,906 adopted by the Little Rock Board of Directors on June 20, 1995, approved the revision to the previously approved POD for the property located at 3210 South Bryant Street. The amendment was titled Lowe Amended Short-form PD-O. The approval allowed the use of the property at 3210 South Bryant Street as a beauty salon with a maximum of four (4) operators. No modifications to the exterior of the structure were proposed. A paved parking area with five (5) spaces was approved within the rear yard area of the structure.

On November 3, 2010, Zoning Certification was provided to Ms. Lynette Lemons stating the property located at 3200 South Bryant Street was approved for O-1- Quiet Office Zoning District by right uses as allowable uses for the property. Ms. Lemons indicated her desired use of the property was for a childcare learning center.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to amend the previously approved POD for the property located at 3200 South Bryant Street. Savvy Kids Learning Center, Inc. is requesting to expand their childcare center from 27-students to 51-students.

Savvy Kids has been a licensed facility since 2001 providing a clean, safe learning environment for children ages six weeks to five years of age. Savvy Kids has a great relationship with the community of Interurban Heights. The applicant purchased the property along with her husband and has taken great pride in restoring the former dentist office into a childcare center. The site is located less than 200-feet from Bale Elementary School, Bill Hamilton Learning Academy, Capitol Hill Baptist Church and a beauty shop located immediately south of the property.

According to the applicant the expansion will provide an opportunity to relocate the children and staff from her second location at 13001 Stacy Lane which is lease space to this location. The applicant states to allow the expansion of this property which she currently owns would provide a benefit to the families she serves and allow her to continue to serve the families of the Interurban Heights community.

B. EXISTING CONDITIONS:

The site is an existing daycare center located on the southwest corner of West 32nd and South Bryant Streets. The area is developed primarily as single-family detached homes. There is an elementary school located across South Bryant

Street on the southeast corner of West 32nd and South Bryant Streets. Located on the Northeast corner of West 32nd and South Bryant Streets is a church. There is a Monastery located to the west of this site. South of the site along Colonel Glenn Road are commercial and multi-family developments.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All owners of property located within 200-feet of the site along with the Broadmoor Neighborhood Association and the College Terrace Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20-foot radial dedication of right-of-way is required at the intersection of 32nd Street and Bryant Street.
2. Due to the proposed use of the property, the Master Street Plan specifies that 32nd Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.
3. Due to the proposed number of vehicles picking up/dropping off the increased number of kids, on site improvements should be made so vehicles do not back out onto 32nd Street or Bryant Street.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Please contact Entergy in advance of the construction of these additions as the electrical service line to the building may need to be relocated. Service appears to be coming to the building from the southwest corner of the property. NESL code clearances must be maintained in all instances.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection.

Fire Department: When adding additional space the entire structure has to meet 2012 fire code. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: CATA has reviewed the plans submitted by your office on the above referenced area. The area is served by CATA service on 32nd and Bryant Streets one-fourth block away. The development consists of converting an existing structure to a daycare center. CATA has no comments or concerns relating to the development.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. Day Care facilities have specific Fire and Building code requirements. Depending on the amount of work to be performed, the current facility may be subject to meeting current codes. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the Boyle Park Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows for single family homes at densities not to exceed 6-dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6-units per acre. The applicant has applied for a revision to an existing POD (Planned Office District) to allow for the expansion of a daycare center on the site.

Master Street Plan: Bryant Street is a Collector and 32nd Street is a Local Street on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
3. Signage is to be reviewed and permitted separately.

4. All new and existing plant materials shall be in good condition at completion of project. Replace any damaged or dead material.
5. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (August 27, 2014)

The applicant was present. Staff presented an overview of the development stating the site was an existing daycare in which the applicant wished to expand. Staff stated presently there were 27-children and the applicant desired to expand to a maximum of 51-children. Staff questioned the proposed building addition and if there would be sufficient area for outdoor play. Staff also questioned employee parking and parent drop-off if the building was expanded as proposed.

Public Works comments were addressed. Staff stated due to the proposed expansion the site should come into compliance with City code. Staff stated typically backing into the right of way was not allowed. Staff stated the driveway should be narrowed to eliminate backing into the right of way. Staff also stated dedication of right of way to 30-feet from center line would be required on both West 32nd and South Bryant Streets.

Landscaping comments were addressed. Staff stated the site development should comply with the minimum standards of the City's landscape ordinance. Staff also stated new and existing plant material which was dead or diseased was to be replaced.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing a number of the issues and concerns previously raised by staff at the August 27, 2014, Subdivision Committee meeting. The revised plan has allowed adequate area for maneuvering on the site limiting clients from backing into the street. The revised plan also indicates the area of outdoor play and the parking and drop-off for the staff and parents of the children of the daycare center. The request includes a reduction in the right of way dedication on West 32nd Street. The applicant is requesting to maintain the existing 25-foot right of way on West 32nd Street and not provide the radial dedication. Staff is supportive of the applicant's request. West of this site are residential uses and the likelihood of the street becoming a commercial street is very doubtful.

The applicant is requesting to amend the previously approved POD for this site to allow Savvy Kids Learning Center, Inc. to expand their childcare center from 27-students to 51-students. With the expansion there will be seven (7) employees. The expansion will only require two (2) additional employees to meet the minimum State requirements for licensing of the childcare center.

The applicant has indicated all the staff members are not on the site at the same time. Scheduling of staff is in shifts which allows for ample parking on the site. The applicant also notes that not all staff members drive to work and in past experience only eighty percent (80%) own a car.

The hours of daycare service are from 7:00 am to 6:00 pm Monday through Friday. The peak drop-off is from 7:30 am to 9:30 am and the peak pick-up time is from 4:00 pm to 5:30 pm.

The total square footage proposed for the addition to the building is 1,200 square feet. The addition is to include 860 square feet of preschool room and 340 square feet of office space. The playground area will contain 1,054 square feet which will allow 14-children at a time on the playground which is determined by the State licensing agency which requires enough space for the largest class size of the childcare center. The applicant has indicated the largest class for this facility will be 12-children.

Staff is supportive of the request. This area of South Bryant Street is unique in that there is an elementary school across from the daycare center to the east and a church located to the northeast. South of this site is a beauty salon approved for four (4) operators. West 32nd Street does not connect through to Boyle Park and there is very little traffic using West 32nd Street. The site was constructed as a non-residential use. The site has been functioning as a daycare for a number of years and does not appear to have adversely impact the single-family homes to the north, west and southwest of this site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the variance request to allow a reduced right of way dedication on West 32nd Street and not require the radial dedication of right of way at the intersection of West 32nd and Bryant Streets.

PLANNING COMMISSION ACTION:

(SEPTEMBER 18, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item stating they and the applicant were working to resolve issues raised at the August 27, 2014, Subdivision Committee meeting. Staff presented a recommendation of deferral of the item to the October 30, 2014, public hearing.

There was no further discussion. The Chair entertained a motion for approval of the item as presented by staff. The motion was approved by a vote of 9 ayes, 0 noes and 2 absent.

PLANNING COMMISSION ACTION:

(OCTOBER 30, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the variance request to allow a reduced right of way dedication on West 32nd Street and not require the radial dedication of right of way at the intersection of West 32nd and Bryant Streets.

There was no further discussion of the item. The Chair entertained a motion for approval of the item, as presented by staff. The motion carried by a vote of 11 ayes 0 noes and 0 absent.